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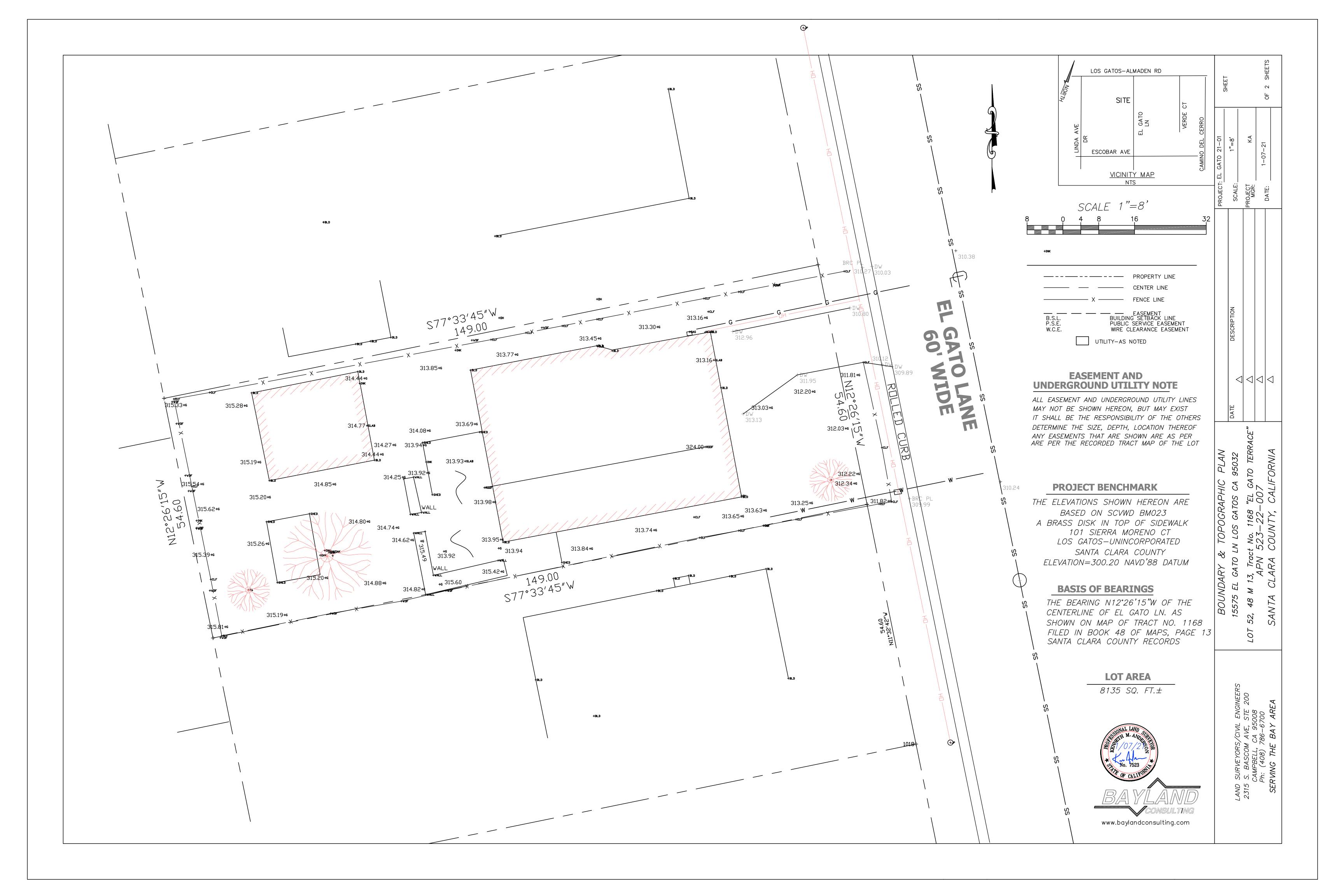
15575 EL GATO LN LOS GATOS, CA 95032

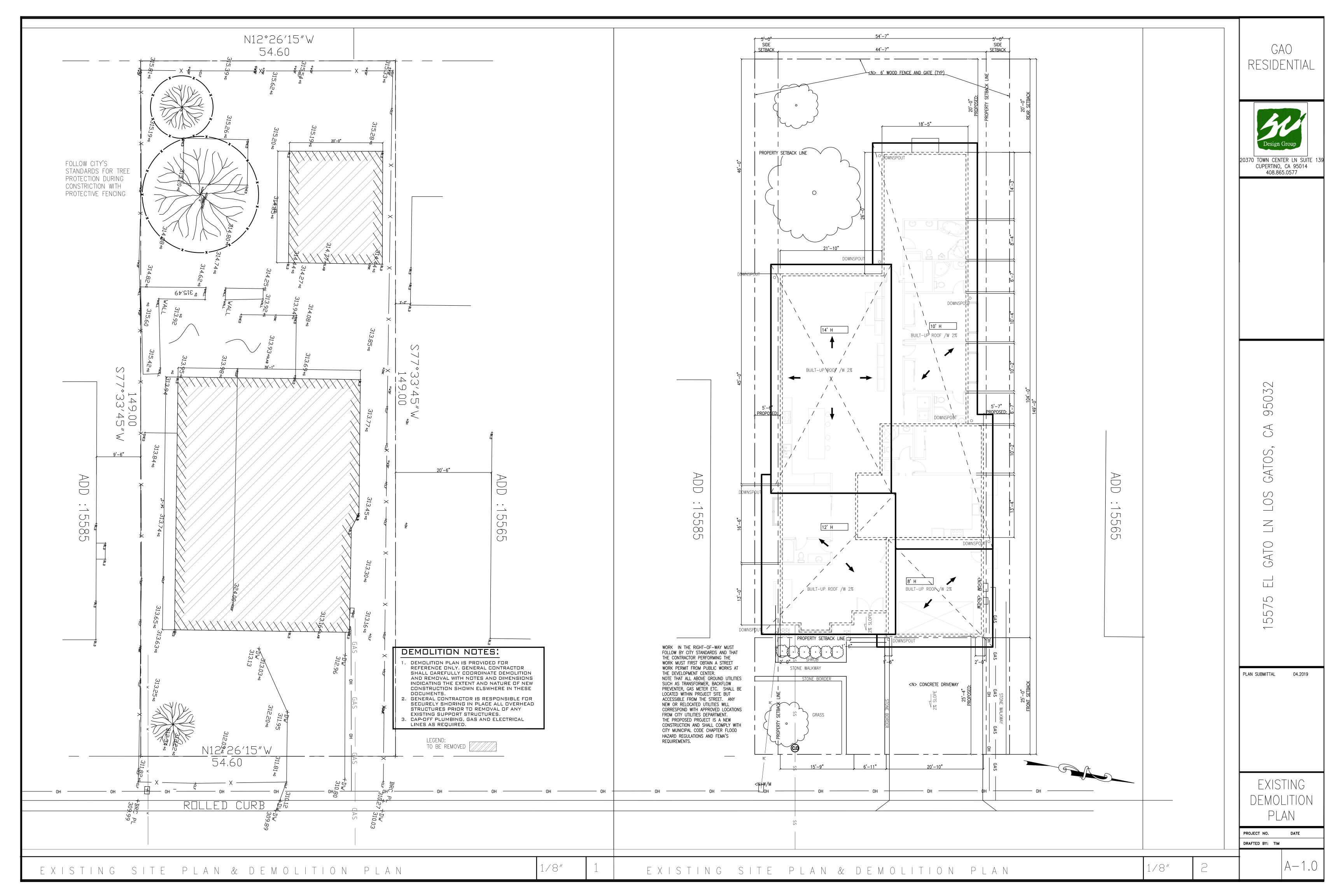
PROJECT INFORMATION				SHEET INDEX		MISCELLANEOUS NOTES		
	VICINITY MAP	SETBACK		ARCHITECTURAL	FIRE DEPARTMENT NOTES	CALGREEN NOTES	GENERAL NOTES	
	H Gloria Wu MD, A Professional Medical Co		RED: PROPOSED: 25'-0" 25'-4" 8'-0" 5'-6"	A-0.0 COVER SHEET A-0.1 TOPOGRAPHIC SURVEY A-1.0 EXISTING/DEMOLITION PLAN / PROPOSED SITE PLAN PROPOSED ROOF PLANS	1- A RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED IN THE SINGLE FAMILY RESIDENCE STRUCTURE; SHALL BE IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS.	A. DIVERT A MINIMUM OF 65% OF THE CONSTRUCTION & DEMOLITION WASTE FOR RECYCLE OR REUSE PER CGBSC 4.408.1 B. PLEASE PROVIDE A COPY OF THE OPERATION AND MAINTENANCE MANUAL TO THE BUILDING OCCUPANT OR OWNER ADDRESSING ITEMS 1 THROUGH 10 IN SECTION 4.410.1	1. THE LOS GATOS MUNICIPAL CODE REGULATES THE HOURS OF CONSTRUCTION. CONSTRUCTION ACTIVITY FOR HOMEOWNERS WORKING ON THEIR OWN PROPERTY IS ALLOWED MONDAY THRU SATURDAY, 6AM TO 7PM; SUNDAYS A HOLIDAYS, 8AM TO 6PM. CONSTRUCTION HOURS FOR NON-HOMEOWNERS ARE MONDAY THROUGH FRIDAY, 8AM TO 5 SATURDAYS, 9AM TO 4PM AND NO CONSTRUCTION SUNDAYS AND HOLIDAYS. LOS GATOS MUNICIPAL CODE 18.04.052	
	National	RIGHT-SIDE FLOOR:	10'-0" 5'-7" 20'-0" 20'-0"	A-1.1 BLOCK DIAGRAM / STREETSCAPE A-2.0 PROPOSED FLOOR PLANS / ADU FLOOR PLANS A-3.0 PROPOSED ELEVATIONS	2- CONTACT TOWN OF LOS GATOS UTILITIES (WGW) AND SUBMIT A UTILITY APPLICATION WHICH INCLUDES 40 GPM FOR FIRE SPRINKLER DEMAND.WATER METER SIZE NEEDS TO BE DETERMINED BY WGW PRIOR TO FIRE DEPARTMENT APPROVAL PROJECT.	C. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER BASED 94.304.1	2. GENERAL CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO EXCAVATION, TRENCHING, OR GRADING OF ANY KIND. GENERAL CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES WHEN REROUTING ELECTRICAL, TELEPHONE, CABLE TV, GAS, WATER, SANITARY SEWER SERVICES, OR ANY OTHER UTILITY. G SHALL MAINTAIN ALL ELECTRICAL AND COMMUNICATION SYSTEMS IN HOUSE AT ALL TIMES.	
	CARLTON	FLOOR AREA CALCULATION		A-4.0 PROPOSED CROSS SECTION	3- FOR PLACEMENT OF SMOKE ALARMS & CARBON MONOXIDE ALARMS IN ROOMS WITH VARIATIONS IN CEILING HEIGHT(SLOPED, PITCHED ETC.), REFER TO THE MANUFACTURERS GUIDELINES FOR PROPER PLACEMENT.	D. DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED PER SECTION 4.507.2 HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED. E. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AT EXTERIOR WALL AGAINST THE	3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL GOVERNING CODES, ORDINANCES, AND REGULATIONS. SHALL BECOME FAMILIAR WITH ALL TOWN OF LOS GATOS ASPECTS OF WORKING. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND EXECUTION OF THE WORK SHOWN OR IMPLIED IN THE CONSTRUCTION	
15575 El Gato Ln, LG Almaden Rd		EXISTING:			4- FIRE SPRINKLER SYSTEM TO BE APPROVED UNDER A SEPARATE PERMIT.	PASSAGE OF RODENTS 94.406.1	DOCUMENTS AND IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND PROCEDURES. 4. GENERAL CONTRACTOR SHALL COORDINATE ALL FACETS OF HIS WORK AND ALL TRADES INVOLVED TO AVOID CONFLIC	
LG Almaden Rd	Los Gatos, CA 95032 BLOSSOM CREST	(E) SITE AREA (E) LIVING	8,137 SQ.FT 2082 SQ.FT			F. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION 4.504.1 G. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLAINT WITH VOC AND OTHER TOXIC COMPOUNDS DURING	IN THE LOCATION, INSTALLATION, AND CONSTRUCTION OF ALL ITEMS OF WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS. IF ANY WORK IS TO BE INSTALLED BY THE OWNER DIRECTLY, ALLOWANCES FOR THE OWNER'S WORK MUST BE MADE. COORDINATE WITH ARCHITECT / OWNER.	
		PROPOSED PROJECT				CONSTRUCTION 4.504.2.1 H. PAINT, STAIN AND OTHER COATING SHALL BE COMPLIANT WITH VOC LIMITS 4.504.2.2	5. GENERAL CONTRACTOR SHALL LEAVE THE JOB SITE "BROOM CLEAN" AT THE END OF EACH WORKING DAY. ALL MATERIALS SHALL BE STORED IN A NEAT AND SAFE PLACE TO AVOID ACCIDENTS, FOR CONSTRUCTION AND FOR THE OWNER.	
		PROPOSED FLOOR LIVING AREA	2,630 SQ. FT.			I. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS 4.504.2.3. DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANCE	6. IN CASE OF ANY DISCREPANCY IN THE CONTRACT DOCUMENTS, CONSULT THE ARCHITECT BEFORE PROCEEDING.	
NOS Riccombillion	Ribason	PROPOSED GARAGE PROPOSED ADU FLOOR LIVING AREA	431 SQ. FT. 624 SQ. FT.			J. CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS 4.504.3. K. MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION	7. NO DIMENSIONS SHALL BE TAKEN BY SCALING FROM THE DRAWINGS. DETAILS TAKE PRECEDENCE OVER GENERAL SECTIONS OR FLOOR PLANS. IF DIMENSIONS MUST BE CLARIFIED, CONSULT THE ARCHITECT. REFER TO THE COVER SHEET FOR DIMENSIONING STANDARDS.	
GENE	RAL INFORMATION					LIMITS PER SECTIONS 4.504.4	8. VERIFY ALL DIMENSIONS ON THE JOB SITE PRIOR TO ORDERING OR MANUFACTURING.	
ROPERTY ADDRESS:	15575 EL GATO LN LOS GATOS, CA 95032 523-22-007	PROPOSED BUILDING AREA TOTAL:	3,685 SQ. FT.			L. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEM SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS 4.504.5 M. INSTALL CAPILLARY BREAK AND VAPOR RETARDED AT SLAB ON GRADE FOUNDATION 4.505.2	9. GENERAL CONTRACTOR SHALL REVIEW ALL ARCHITECTURAL DRAWINGS BEFORE FRAMING. COORDINATE RECESSED LIGHT FIXTURE LOCATIONS, SHAFTS, AND HVAC DUCTWORK PRIOR TO FRAMING. IT IS IMPERATIVE THAT FRAMING MEMBER LOCATIONS DO NOT CONFLICT WITH LOCATIONS OF RECESSED LIGHT FIXTURES. IF CONFLICT EXISTS, NOTIFY ARCHITE	
SSCRIPTION OF WORK:	BUILD A NEW ONE-STORY SINGLE HOUSE, A 2-CAR GARAGE, AND AN ATTACHED ADU,	PROPOSED F.A.R 2,630 SQ. FT.				N. CHECK MOISTER CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE 4.505.3	10. GENERAL CONTRACTOR SHALL INSTALL ALL APPLIANCES SPECIFIED AND ALL NEW EQUIPMENT ACCORDING TO MANUFACTURER'S INSTRUCTIONS. ALL GUARANTEES, INSTRUCTION BOOKLETS, AND INFORMATION REGARDING NEW EQUIPMENT SHALL BE HANDED DIRECTLY TO THE OWNER IN ONE MANILA ENVELOPE AT THE TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL VERIFY THAT EVERY PIECE OF EQUIPMENT AND EVERY APPLIANCE IS IN PERFECT	
		REQUIRED: ALL STRUCTURES, EXCLUDING GARAGES, DN LOTS BETWEEN 5,000 AND 30,000 SQUARE FEET	2,646 SQ. FT.			O. PROJECT MODELED WITH COMPLIANCE WITH COOL ROOF AND PIPE INSULATIONS — ALL LINES. P. EXHAUST FANS IN BAHROOMS WILL BE ENERGY STAR COMPLIANT, TERMINATE OUTSIDE THE BUILDING, AND WILL BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO 80 PERCENT PER CGBSC 4.506.1	WORKING ORDER AND THAT INFORMATION ABOUT ALL WARRANTIES AND GUARANTEES IS MADE KNOWN TO THE OWNE 11. THE INSTALLER OF EACH MAJOR UNIT OF WORK IS REQUIRED TO INSPECT THE SUBSTRATE AND CONDITIONS TO RECEIVE WORK AND SHALL REPORT ALL UNSATISFACTORY CONDITIONS TO THE GENERAL CONTRACTOR AND NOT PROCEED UNTIL SATISFACTORY CONDITIONS ARE ATTAINED.	
INING: CCUPANCY GROUP:	R-1-8 R-3/U	FAR = .35 - (A - 5)/25 X .20 PROPOSED F.A.R :2,630 SQ. FT. <	(REQUIRED: 2,646 SQ. FT			Q. DURING CONSTRUCTION, STORM WATER FROM THE PROPERTY REMAINS ON THE PROPERTY. UTILIZING CATCH BASINS, WATTLES, STRAW, AND FILTERS, SHOW THE PLANNED SITE WATER MANAGEMENT, INCLUDE ACTIONS ON THE PLOT PLAN IN TERMS OF WATER RETENTION AND HOW WATER WILL NOT BE DIRECTED TO NEIGHBOR PROPERTIES OR FLOW TO THE PUBLIC STORM SYSTEM. INCLUDE WASH OUT AND TRUCK TIRE WASH	12. FOR MOUNTING HEIGHTS NOT CLEARLY OUTLINED IN THE PLANS OR SCHEDULES, COORDINATE WITH THE ARCHITECT. ARCHITECT SHALL CONFIRM ALL ELECTRICAL DEVICE AND LIGHT FIXTURE LOCATIONS BEFORE CONTRACTOR PULLS WIF	
PE OF CONSTRUCTION:	SITE CONTEXT					PROVISIONS. R. ONCE CONSTRUCTION COMPLETED. ROOF GUTTERS AND DOWNSPOUTS SHOULD CONNECT TO SUBSURFACE	13. PROVIDE SOLID BLOCKING AS NECESSARY FOR WALL MOUNTED SHELVES, FIXTURES, AND FITTINGS, EVEN WHEN WOF IS TO BE DONE BY OWNER DIRECTLY. REVIEW SCOPE OF WORK AND LOCATIONS FROM INTERIOR ELEVATIONS AND COORDINATE WITH OWNER/ARCHITECT.	
OT SIZE : 8,137 SQ. FT		PROPOSED FLOOR FOOTPRINT 2,639 SQ. FT.				DRAIN PIPES THAT TERMINATE INTO DRYWELLS OR POP-UP EMITTERS OR RETENTION BASINS LOCATED IN THE MIDDLE OF THE FRONT AND/OR BACK YARDS. THE ACTIONS MUST RETAIN ALL STORM WATERS ON SITE AND NOT TO FLOW TO THE PUBLIC STORM SYSTEM OR NEIGHBORING PROPERTIES.	14. ALL FASTENING DEVICES TO BE CONCEALED, UNLESS OTHERWISE SHOWN. 15. WEATHER—STRIP ALL EXTERIOR DOORS AND WINDOWS.	
OT IS 54.6' WIDE BY APPE ND LOCATED MID-BLOCK I		PROPOSED FRONT PORCH PROPOSED GARAGE PROPOSED ADU	2,639 SQ. FT. 37 SQ. FT. 431 SQ. FT. 624 SQ. FT.			S. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. IN ORDER TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT	16. CAULK OR OTHERWISE SEAL AROUND ALL OPENINGS TO LIMIT INFILTRATION, INCLUDING BUT NOT LIMITED TO: EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN SOLE PLATES AND FLOORS AND BETWEEN EXTER WALL PANELS.	
ALL WORK TO COMPLY WIT	TH THE 2019 C.R.C., C.B.C., C.M.C. & C.P.C. , CALIFORNIA D TOWN OF LOS GATOS MUNICIPAL CODE.	TOTAL LOT COVERAGE: 3,731 / 8,137 = .45	3,731 SQ. FT.			PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE. T. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM. COLLECTION POINT, GUTTER OR	17. GENERAL CONTRACTOR SHALL VERIFY THAT ALL WORK ON THE EXTERIOR OF THE PROJECT IS WATERTIGHT. ALL JOINTS EXPOSED TO THE ELEMENTS SHALL BE TESTED FOR WATER TIGHTNESS PRIOR TO SUBSTANTIAL COMPLETION.	
	PERFORM THE WORK ACCORDING TO THE BUILDING CODES, F THE AUTHORITY HAVING JURISDICTION TO THE PROJECT WHITED TO:	MAXIMUM ALLOWABLE LOT COVERAGE:				SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE.	18. DETACHED ADU PV SYSTEM 1.98 KWDC IS A 'REQUIRED PV SYSTEMS" OF THE DETACHED ADU ENERGY CALCULATION 19. A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED BY THE DETACHED ADU ENERGY CALCULATIONS COMPLIANCE MODELING. THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OF	
A. 2019 CALIFORNIA BUILE B. 2019 CALIFORNIA RESIE	DING CODE	8,137 SQ.FT. X .40 = 3,254 SQ. FT.					CERTIFICATE OF OCCUPANCY". 20. INDOOR AIR QUALITY, BALANCED FAN AND COOL ROOF IS REQUIRED FOR THIS PROJECT AS A "REQUIRED SPECIAL	
2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA GREEN BUILDING STANDARD CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA ENERGY CODE 2021 TOWN OF LOS GATOS REACH CODE AND REGULATIONS 2021 TOWN OF LOS GATOS GREEN BUILDING ORDINANCE						WASTE MANAGEMENT PLAN	FEATURE" OF THE MAIN DWELLING ENERGY CALCULATIONS.	
						CONSTRUCTION WASH-OUT WATER FROM CONCRETE, MORTAR, TILE, TAPING, AND PAINTING SHALL BE DONE IN A PORTABLE CONTAINMENT POOL OR IN A LINED EVAPORATIVE PIT. WASH-OUT SHALL NOT ENTER THE STORM WATER SYSTEM.TRASH PILES SHALL NOT CONTAIN: PAINTS, SOLVENTS, GLUES, TAPING COMPOUND, FOOD PRODUCTS, OR EASILY RECYCLE-ABLE DISCARDS SUCH AS BOTTLES, CANS, PLASTICS, OR PAPER. REMAINING TRASH SHALL BE LIMITED TO CONCRETE, WOOD, DRYWALL, ROOFING, AND ASSORTED METALS AND SHALL BE COVERED WITH A WATERPROOF TARP. TRASH SHALL BE SEPARATED AT AN APPROVED BAY AREA DISPOSAL SITE SUCH AS GUADALUPE RECYCLING. ALL TRASH IS TO BE QUICKLY HAULED OFF SITE. RETAIN THE RECEIPT AND KEEP WITH THE PERMIT.DOCUMENTS, PROOF OF RECYCLE AND DISPOSAL OF THE JOB SITE TRASH WILL BE CHECKED PERIODICALLY AND PRIOR TO FINAL INSPECTION.OR CALL WEST VALLEY COLLECTION AND RECYCLING (408) 283-9250 WILL DELIVER A ROLL-OFF DEBRIS BOX AND SORT THE TRASH OFF SITE.	21. DETACHED ADU INDOOR AIR QUALITY, BALANCED FAN, COOL ROOF, AND NORTHWEST ENERGY EFFICIENCY ALLIANCE (NEEA) RATED HEAT PUMP WATER HEATER; SPECIFIC BRAND/MODEL, OR EQUIVALENT, MUST BE INSTALLED" AS A "REQUIRED SPECIAL FEATURE" OF THE ADU ENERGY CALCULATIONS.	
	CONTACT SC DESIGN GROUP SUSAN CHEN							

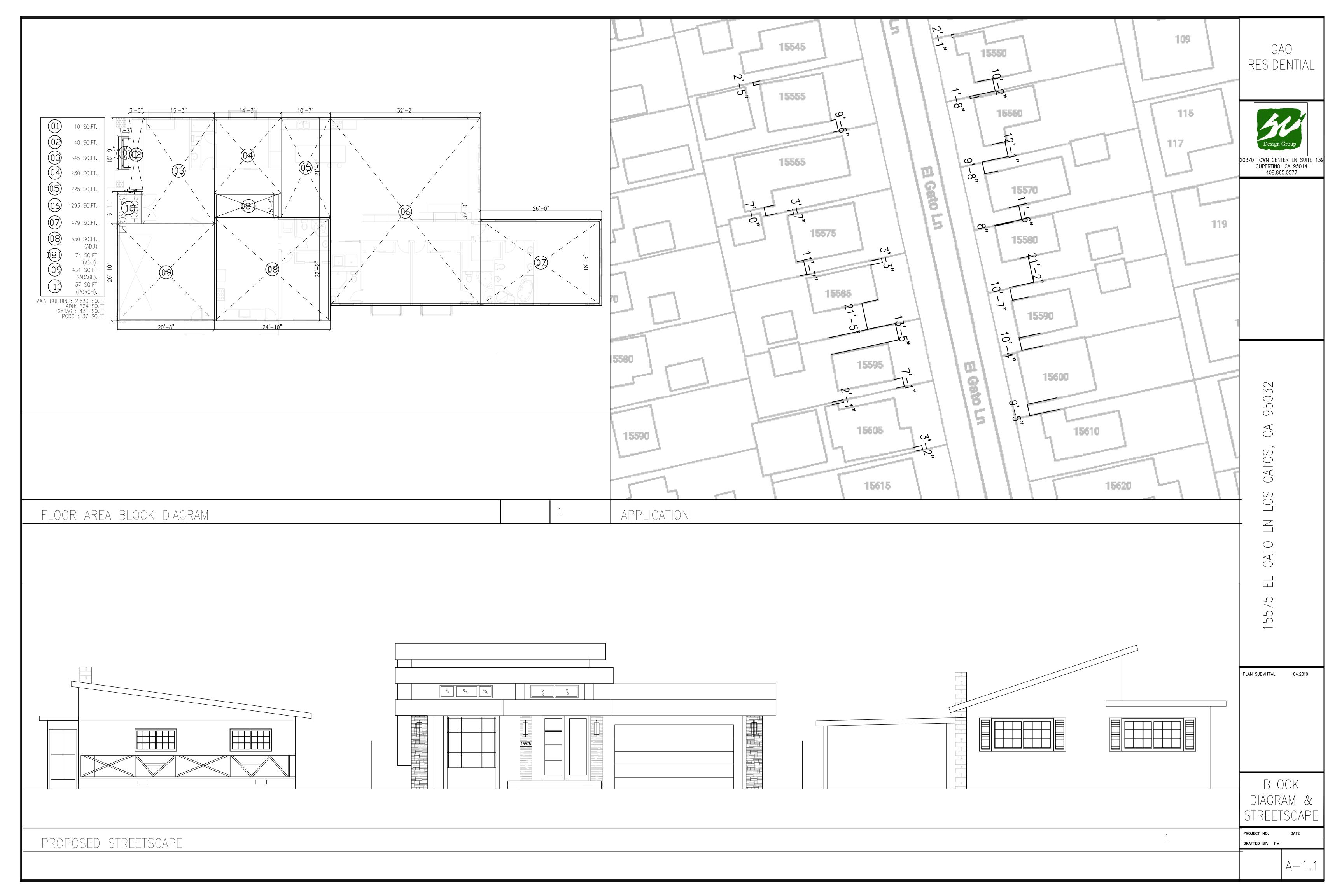
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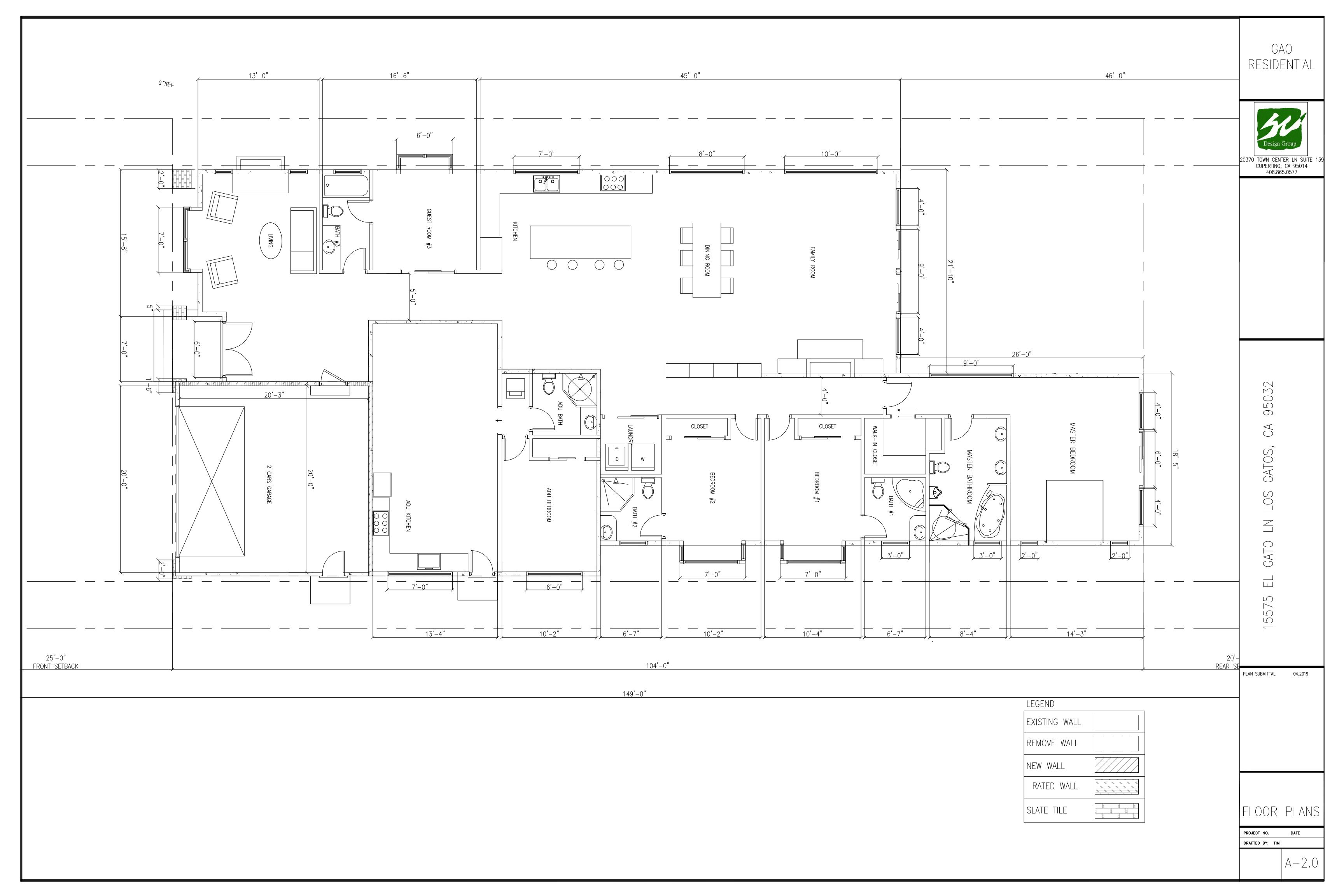
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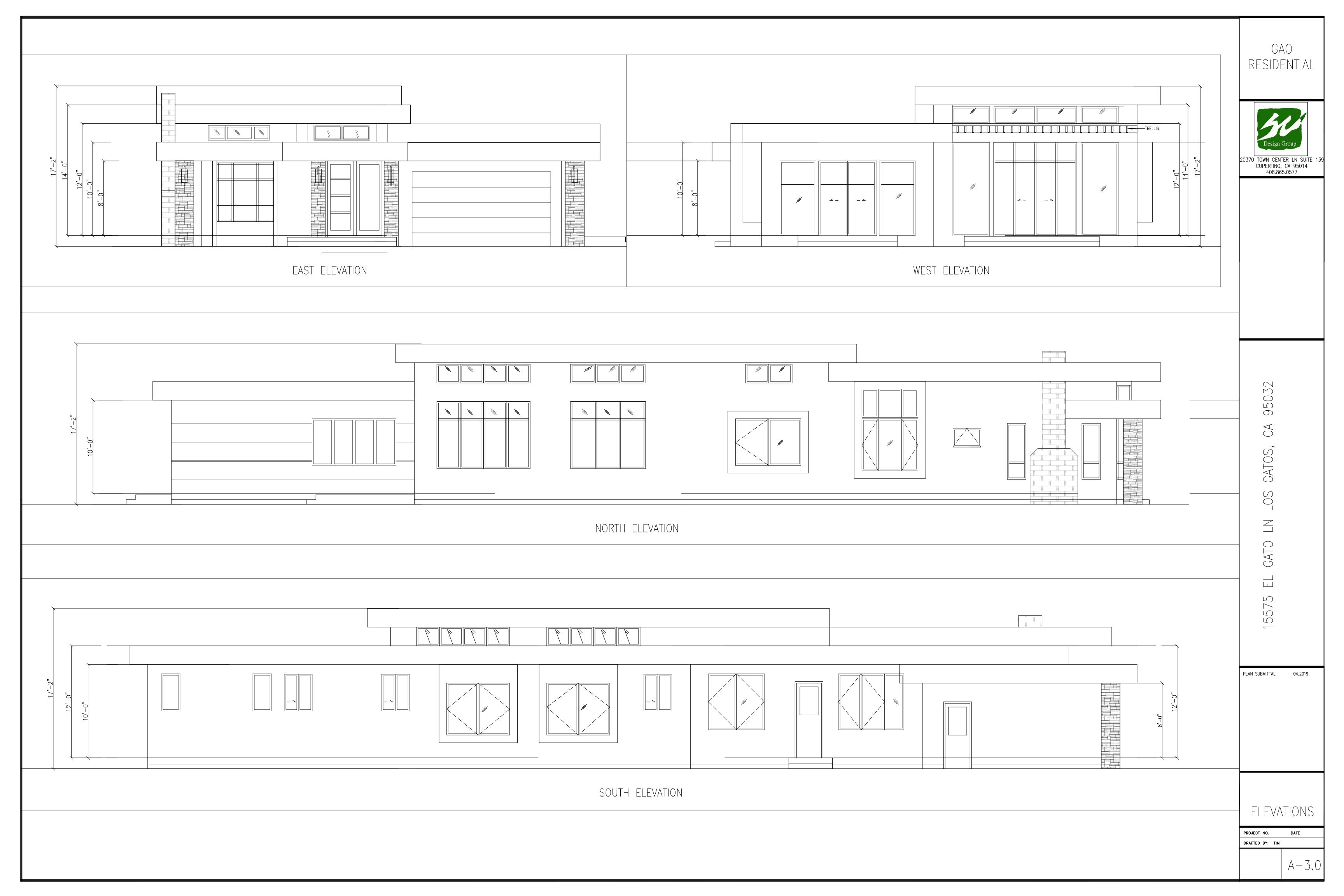
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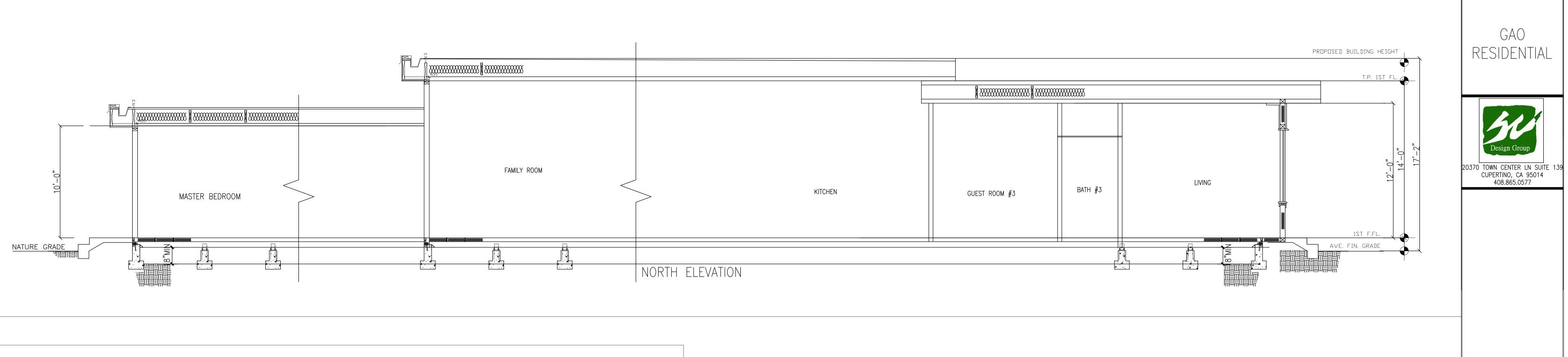














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